

Decree No. (4) of 2010
Regulating the Transfer of Title to
Granted Industrial and Commercial Land in the Emirate of Dubai¹

We, Mohammed bin Rashid Al Maktoum, Ruler of Dubai,

After perusal of:

Law No. (7) of 2006 Concerning Real Property Registration in the Emirate of Dubai;

The Instructions Issued on 20 September 1994 Concerning Land Granted by the Government to UAE Nationals in the Emirate of Dubai;

The Order Issued on 20 September 1994 Prohibiting Notaries Public from Attesting Contracts, Agreements, or Documents Related to the Disposition of Granted Land; and

The Order Issued on 12 July 2004 Concerning Residential Land Granted to UAE Nationals in the Emirate of Dubai,

Do hereby issue this Decree.

Definitions
Article (1)

The following words and expressions, wherever mentioned in this Decree, will have the meaning indicated opposite each of them unless the context implies otherwise:

Emirate:	The Emirate of Dubai.
Government:	The Government of Dubai.
DLD:	The Land Department.
Granted Land:	Any industrial or commercial land whose usufruct is granted to UAE nationals. This includes: 1. land in respect of which disposition orders are issued; and

2. Granted Land which is conveyed to others by way of inheritance, assignment, or gift; or in return for consideration.

Beneficiary: A UAE national who is awarded Granted Land.

Transfer of Title to Granted Land

Article (2)

Upon the request of a Beneficiary, the freehold title to his Granted Land may be transferred to him without any restriction on the use, exploitation, or disposition thereof.

Procedures for Transferring the Title to Granted Land

Article (3)

The ownership of Granted Land will be transferred to a Beneficiary in accordance with the following procedures:

1. The Beneficiary will submit to the DLD an application for transfer of title to the Granted Land. The DLD will consider the application, in coordination with other concerned entities in the Emirate where required, and will issue the appropriate decision in this regard.
2. Upon payment by the Beneficiary of the transfer fee prescribed in this Decree, the DLD will follow the procedures for transfer of title to the Granted Land to the Beneficiary, register it in his name in the Real Property Register, and issue its title deed.

Fees for Transfer of Title to Granted Land

Article (4)

A Beneficiary who wishes to transfer the ownership of industrial or commercial land to himself will be charged a transfer fee of thirty percent (30%) of the market value of the land as determined by the DLD at the time of transfer.

Transfer of Title to Granted Land to Possessors

Article (5)

- a. Notwithstanding the provisions of any other legislation, a possessor of Granted Land who acquires its possession by way of sale by a Beneficiary may request transferring the freehold title to that land to himself without any restriction on its use or exploitation.

- b. The DLD will transfer the title to the Granted Land to the possessor upon considering his application, and verifying the validity of his acquisition of the land possession and that he has paid the transfer fee of fifty percent (50%) of the market value of the land.

Issuing Implementing Resolutions

Article (6)

The Director General of the DLD will issue the instructions required for the implementation of the provisions of this Decree.

Repeals

Article (7)

Any provision in any other legislation will be repealed to the extent that it contradicts the provisions of this Decree.

Commencement and Publication

Article (8)

This Decree comes into force on the day on which it is issued, and will be published in the Official Gazette.

Mohammed bin Rashid Al Maktoum

Ruler of Dubai

Issued in Dubai on 2 March 2010

Corresponding to 16 Rabi al-Awwal 1431 A.H.